

**Bountiful City**  
**Administrative Committee Minutes**  
**November 12, 2013**  
**5:00 P.M.**

Present: Chairman – Aric Jensen; Committee Member – Dave Badham; Assistant Planner – Royce Davies and Recording Secretaries – Darlene Baetz and Julie Holmgren

1. Chairman Jensen opened the meeting at 5:03 pm and all present introduced themselves.
2. Consider approval of minutes for October 29, 2013.

Inasmuch as Mr. Badham was not present at the October 29, 2013 Administrative Committee Meeting, Mr. Jensen made a motion to table approval of the minutes until John Marc Knight and Lloyd Cheney are present to approve the minutes. Mr. Badham seconded the motion. Voting passed 2-0 in favor.

3. **PUBLIC HEARING** – Consider approval to allow for solar panels at 963 Deborah Cir., Lynn and Sue Higgs, applicants (Solar Utah, Nathan Higgs, contractor).

Nathan Higgs, Solar Utah representative, and Robert Male (948 Deborah Circle), neighbor to Lynn and Sue Higgs, were present.

Royce Davies presented the staff report.

The property where the solar panels are to be installed is located in the R-3 Single Family Zone. Solar power panels are classified in the City Ordinance as “private power plants” and require a conditional use permit if they are over 10 Watts.

The application submitted indicates the installation of a photovoltaic array of 28 panels in two rows of 14 panels each. The array will occupy an area of 590 square feet and will be mounted parallel with the asphalt shingle roof which has a slope of 4/12. The panels will be attached to the rafters via a Unirac Mounting System. Analysis of existing roof with added solar equipment shows a dead load of 4.7 pounds per square foot. The array has also been rated for an uplift resistance of 120+ pounds and a 120 MPH wind exposure B.

Based on the findings, staff has determined that the Applicant would comply with all requirements for the conditional use permit. Staff recommends approval of the Conditional Use Permit with the following conditions:

1. Applicant obtains a building permit.
2. This Conditional Use Permit is solely for this site and is non-transferable.

Chairman Jensen opened the Public Hearing at 5:05 p.m.

Robert Male, the Higgs's neighbor, clarified his understanding that the solar panels would be installed on the most westerly part of the roof (facing his property) and that the mechanics regarding loading were sound. Mr. Male had no further questions as most were adequately answered in the staff report.

Chairman Jensen closed the Public Hearing at 5:06 p.m.

Committee Member Badham examined the applicant's questionnaire answers, specifically the question regarding roof construction (available answers being either rafters or trusses). Mr. Badham expressed his concern of the applicant's answer of "rafters." Nathan Higgs provided additional documentation regarding the roof construction which amended the questionnaire answer to be "trusses." Mr. Badham further questioned Nathan Higgs regarding the solar panel Unirac Mounting System and learned that the applicant's shingles are in excellent condition and that the racking system would be mounted through the shingles to the trusses.

Mr. Badham made a motion to approve the Conditional Use Permit to allow for solar panels at 963 Deborah Circle, Lynn and Sue Higgs, applicants (Solar Utah, Nathan Higgs, contractor), with the conditions set forth by staff. Mr. Jensen seconded the motion. Voting passed 2-0 in favor.

4. Consider an approval of a Conditional Use Permit letter, in written form, to allow for an Accessory Dwelling Unit (ADU) at 387 N. Davis Blvd, Guy Haskell representing Updwell Development, applicant.

Mr. Badham made a motion to table this item until the next Administration Committee Meeting. Mr. Jensen seconded the motion. Voting passed 2-0 in favor.

5. Chairman Jensen ascertained there were no other items to discuss. The meeting was adjourned at 5:12 p.m.